

167.A

0004

0163.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,207,500 / 1,207,500

ASSESSED:

1,207,500 / 1,207,500



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
163		PARK AVE, ARLINGTON

## OWNERSHIP

Unit #: 163

Owner 1:	COLLINS CHRISTOPHER
Owner 2:	MAJEWSKI BRIGITTE
Owner 3:	

Street 1: 163 PARK AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: MCLAUGHLIN LIMITED LLC -

Owner 2: -

Street 1: 76 WINN ST STE 2

Twn/City: WOBURN

St/Prov: MA Cntry:

Postal: 01803

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1898, having primarily Shakes Exterior and 3472 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8324																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	1,207,500			1,207,500		318963
							GIS Ref
							GIS Ref
							Insp Date
							09/25/18

PREVIOUS ASSESSMENT								Parcel ID	167.A-0004-0163.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	1,241,000	0	.	.	1,241,000	1,241,000	Year End Roll	12/18/2019
2019	102	FV	1,057,400	0	.	.	1,057,400	1,057,400	Year End Roll	1/3/2019
2018	102	FV	936,200	0	.	.	936,200	936,200	Year End Roll	12/20/2017

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCLAUGHLIN LIMI	69600-583		7/14/2017		1,125,000	No	No		
HANKINSON SCOTT	65142-326		3/31/2015	Change>Sale	650,000	No	No	Master Deed 66632:284	

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
9/17/2019	1434		1,400						9/25/2018	Measured	DGM	D Mann		
									3/25/2018	NEW CONDO	DGM	D Mann		
									2/16/2018	SQ Returned	EMK	Ellen K		

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 99 - Condo Conv	2	Rating: Very Good																
Sty Ht: 2H - 2 & 1/2 Sty		Rating:																
(Liv) Units: 1	Total: 1	Rating: Very Good																
Foundation: 3 - BrickorStone		Rating:																
Frame: 1 - Wood		Rating: Very Good																
Prime Wall: 17 - Shakes		Rating:																
Sec Wall:	%	Rating:																
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: WHITE																		
View / Desir:																		
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>										
Grade: C - Average				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1								
Year Blt: 1898	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:	Alt %:			Fpl: 1	Rating: Good			Other										
Jurisdict: G18	Fact: .			WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>Lower</b>										
Avg Ht/FL: STD				Location:				Totals	RMs: 8	BRs: 4	Baths: 2	HB: 1						
Prim Int Wall: 2 - Plaster				Total Units:														
Sec Int Wall:	%			Floor:														
Partition: T - Typical				% Own:	60.000000000													
Prim Floors: 3 - Hardwood				Name:														
Sec Floors:	%																	
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 3 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 15 - H.V.A.C																		
# Heat Sys: 1																		
% Heated: 100	% AC: 100																	
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 167.A-0004-0163.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:								Total:					